

PIA2527: LAW FOR HOUSING STUDIES

New Syllabus Proposal

Effective Term

Semester B 2023/24

Part I Course Overview

Course Title

Law for Housing Studies

Subject Code

PIA - Public and International Affairs

Course Number

2527

Academic Unit

Public and International Affairs (PIA)

College/School

College of Liberal Arts and Social Sciences (CH)

Course Duration

One Semester

Credit Units

3

Level

B1, B2, B3, B4 - Bachelor's Degree

Medium of Instruction

English

Medium of Assessment

English

Prerequisites

None

Precursors

None

Equivalent Courses

None

Exclusive Courses

None

Part II Course Details

Abstract

This course aims at equipping students with the basic principles of law, legal methodology, the legal system and the general principles of contract law, tort law, company law, property law and agency law. Specific emphasis will be made on ordinances that are relevant to housing management – Building Management Ordinance, Building Ordinance, Property Management Services Ordinance and other ordinances on landlords and tenants, employment, family, public utilities, public safety and liability etc. Mediation services and the general principles of Alternative Dispute Resolution (ADR) are also introduced.

Course Intended Learning Outcomes (CILOs)

CILOs	Weighting (if app.)	DEC-A1	DEC-A2	DEC-A3
1	Describe and explain the basic principles of different areas of law such as the legal system, contract law, tort law, company law, property law and agency law	x		
2	Describe and explain the basic principles of selected areas of law such as building management ordinance, building ordinance, property management services ordinance		x	
3	Apply the basic principles of relevant laws to practical situations on housing management			

A1: Attitude

Develop an attitude of discovery/innovation/creativity, as demonstrated by students possessing a strong sense of curiosity, asking questions actively, challenging assumptions or engaging in inquiry together with teachers.

A2: Ability

Develop the ability/skill needed to discover/innovate/create, as demonstrated by students possessing critical thinking skills to assess ideas, acquiring research skills, synthesizing knowledge across disciplines or applying academic knowledge to real-life problems.

A3: Accomplishments

Demonstrate accomplishment of discovery/innovation/creativity through producing /constructing creative works/new artefacts, effective solutions to real-life problems or new processes.

Teaching and Learning Activities (TLAs)

TLAs	Brief Description	CILO No.	Hours/week (if applicable)
1	Lecture/Workshop	The lecturer will introduce basic knowledge with illustrations and students will apply the law to hypothetical situations relevant to their future housing management practice	1, 2, 3

Assessment Tasks / Activities (ATs)

ATs	CILO No.	Weighting (%)	Remarks (e.g. Parameter for GenAI use)
1	Class presentation	1, 2	10
2	Assignments (individual paper of 2000 words)	1, 2, 3	30

Continuous Assessment (%)

40

Examination (%)

60

Examination Duration (Hours)

2

Additional Information for ATs

If a course has both coursework and examination components, students are required to pass BOTH the coursework assessment AND the examination before they can be awarded an overall passing grade of the course.

Assessment Rubrics (AR)

Assessment Task

Class presentation and assignment

Excellent (A+, A, A-)

Demonstrate excellent ability in –

- Describe and explain the basic principles of different areas of law such as the legal system, contract law, tort law, company law, property law and agency law
- Describe and explain the basic principles of selected areas of law such as building management ordinance, building ordinance, property management services ordinance.
- Apply the basic principles of relevant laws to practical situations on housing management

Good (B+, B, B-)

Demonstrate good ability in –

- Describe and explain the basic principles of different areas of law such as the legal system, contract law, tort law, company law, property law and agency law
- Describe and explain the basic principles of selected areas of law such as building management ordinance, building ordinance, property management services ordinance.
- Apply the basic principles of relevant laws to practical situations on housing management

Fair (C+, C, C-)

Demonstrate adequate ability in –

- Describe and explain the basic principles of different areas of law such as the legal system, contract law, tort law, company law, property law and agency law
- Describe and explain the basic principles of selected areas of law such as building management ordinance, building ordinance, property management services ordinance.
- Apply the basic principles of relevant laws to practical situations on housing management

Marginal (D)

Marginally demonstrate ability in –

- Describe and explain the basic principles of different areas of law such as the legal system, contract law, tort law, company law, property law and agency law
- Describe and explain the basic principles of selected areas of law such as building management ordinance, building ordinance, property management services ordinance.
- Apply the basic principles of relevant laws to practical situations on housing management

Failure (F)

Demonstrate no ability in –

- Describe and explain the basic principles of different areas of law such as the legal system, contract law, tort law, company law, property law and agency law
- Describe and explain the basic principles of selected areas of law such as building management ordinance, building ordinance, property management services ordinance.
- Apply the basic principles of relevant laws to practical situations on housing management

Assessment Task

Examination

Excellent (A+, A, A-)

Demonstrate excellent ability in –

- Describe and explain the basic principles of different areas of law such as the legal system, contract law, tort law, company law, property law and agency law
- Describe and explain the basic principles of selected areas of law such as building management ordinance, building ordinance, property management services ordinance.

Good (B+, B, B-)

Demonstrate good ability in –

- Describe and explain the basic principles of different areas of law such as the legal system, contract law, tort law, company law, property law and agency law
- Describe and explain the basic principles of selected areas of law such as building management ordinance, building ordinance, property management services ordinance.

Fair (C+, C, C-)

Demonstrate adequate ability in –

- Describe and explain the basic principles of different areas of law such as the legal system, contract law, tort law, company law, property law and agency law
- Describe and explain the basic principles of selected areas of law such as building management ordinance, building ordinance, property management services ordinance..

Marginal (D)

Marginally Demonstrate the ability in –

- Describe and explain the basic principles of different areas of law such as the legal system, contract law, tort law, company law, property law and agency law
- Describe and explain the basic principles of selected areas of law such as building management ordinance, building ordinance, property management services ordinance.

Failure (F)

Demonstrate no ability in –

- Describe and explain the basic principles of different areas of law such as the legal system, contract law, tort law, company law, property law and agency law
- Describe and explain the basic principles of selected areas of law such as building management ordinance, building ordinance, property management services ordinance.

Part III Other Information

Keyword Syllabus

Introduction to law and the Hong Kong legal system; contract law; tort law; company law; property law, agency law; Mediation and Alternative Dispute Resolution (ADR); judicial review; land law; Building Management Ordinance; Building Ordinance; deeds of mutual covenant; Property Management Services Ordinance and other ordinances on landlords and tenants, employment, family, public utilities, public safety and liability etc.

Reading List

Compulsory Readings

Title	
1	Merry, Malcolm (2016) Building management in Hong Kong
2	(3rd edition), Hong Kong : LexisNexis
3	Barker, D.L.A. and Padfield, C. (2014). Law Made Simple. 13th ed. Abingdon, Oxon (UK): Routledge.
4	Goo, S.H. & Lee, A. (2015). Land Law in Hong Kong, 4th ed. Hong Kong: LexisNexis.
5	Merry, M. (2016) Hong Kong Tenancy Law. 6th ed. Hong Kong: LexisNexis Butterworths.
6	Smith, R.J. (2017). Property Law, 9th ed. UK: Pearson Education Limited.
7	Sarah Nield, Hong Kong Land Law (2nd Edition)
8	方鎮光 (2009). 建築物管理法律精解 (第3版) , 香港: 香港大學出版社

Additional Readings

Title	
1	Hong Kong e-Legislation https://www.elegislation.gov.hk/
2	Building Ordinance; Cap 123. https://www.elegislation.gov.hk/hk/cap123
3	Building Management Ordinance; Cap 344. https://www.elegislation.gov.hk/hk/cap344
4	Property Management Services Ordinance; Cap 626.
5	https://www.elegislation.gov.hk/hk/cap626